

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Regular Monthly Meeting**

June 10, 2015

Members present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley; Members: Carolyn Bachan and Peter Downey. Member absent: Michael Junjulas.

1. Old Business:

a. Joseph and Andrea Keyser, 5 Market St.

Not present

b. Frank Bumpus, 45 Paulding Ave.

Postponed

c. Theresa Corcoran, 5 Parrott St.

Postponed

d. Alberto Mora, 33 Fair St.

Not present

e. Sean Kearney, 24 Paulding Ave.

i. Windows – The Applicant reported that he needs to acquire windows from a different manufacturer, but the specs for the new windows are the same as those approved.

ii. Brackets on Upper Cornice – Because of modifications required as construction was carried out, the cornice line on the upper level is larger than the applicant had originally planned; a larger bracket is required. He presented specifications for a larger bracket. The board had concerns about the angle of the bracket, which members thought might limit its visibility of a public right away. The applicant agreed to further research possible new brackets and return to the board.

iii. Dormer Modifications – field conditions have required design modifications to decorative elements on the sides of the top floor dormers; the applicant was asked to submit updated drawings to reflect changes.

iv. Trim – the trim shown on the approved drawings was deleted therefore the roof ridge will have a larger exposed band of copper than originally planned

K. Foley moved to accept the application as modified and C. Bachan seconded the motion. The motion passed unanimously.

f. Stephanie Hawkins, 15 Academy St.—renewal, Certificate of Appropriateness

The applicant was not present but the Board reviewed the file for the Certificate of Appropriateness renewal for a porch, rear addition and removal of cantilever. K. Foley moved to accept the application for the renewal of a Certificate of Appropriateness and C. Bachan seconded the motion. The motion passed unanimously.

2. New Business:

a. William and Marybeth Reed, 14 Pine St., Rear Porch and Front Portico

The Applicant proposed a front portico and the back porch larger than the existing. Three of four board members agreed that the rear porch is not sufficiently visible to warrant board review.

The house is recent construction in the local historic district, built in a style reminiscent of the Dutch Colonial Revival Style. There is currently no portico at the front door, and the applicant would like to add interest to the main façade by adding this feature, as well as provide weather protection for the front door. Board members felt that the proposed gable-roofed portico, and the materials that the applicant proposed to use for it, were not appropriate to the structure or the district. They reviewed common portico styles for houses similar to the subject house, and these appealed to the applicant. As a result of the discussion, the applicant agreed to withdraw the application and return for a workshop to further discuss the design. A workshop was scheduled for June 17, 2015.

b. Zakkaya, 103 Main St.-signs

The Application was represented by Debra Narin, who proposed the following:

- Window signs – applied vinyl signs attached to the front windows and door
- Hanging signs – to be hung from an existing bracket; constructed of plastic with vinyl lettering

The Board had no objections to the applied vinyl signs at the storefront, but members had reservations about the use of the plastic material for the hanging signs in the National District, given previous rejections of similar materials. The applicant agreed to have the sign fabricated in wood instead of plastic. C. Bachan moved to approve the amended application; P. Downey seconded the motion; it passed unanimously.

c. Once upon a Time, 159 Main St. -- sign

The Applicant proposed the same applied vinyl window sign that was hung at his previous store location on Main Street. K. Foley moved to accept the application as presented and C. Bachan seconded the motion. It was unanimously approved.

d. Jennifer Simard & Bradley Robertson, 8 Furnace St. –porch restoration

The Applicant proposed to re-open and restore a previously enclosed front porch. Simple square balusters which were likely to have existed on the original porch are proposed. Decorative bargeboard on the porch end will be matched to the remaining historic feature on the attached house to the north. The stairs will be reinstalled in their original location in front of the door, and will be brick that matches the foundation, which will be restored to brick. The cladding on the first floor, inside the porch, will be wood clapboard siding, but that portion of the work will not be undertaken right away. The existing light will not be changed. Gutters will be galvanized metal, half-round. K. Foley moved to accept the application as amended which is noted to look at drawings and C. Bachan seconded the motion. It was unanimously approved.

e. Charles Raeburn, 26 Main St. -- sign

The applicant was not present but the proposal was presented to the Board by Vice Chair K. Foley, who had spoken to the applicant on the telephone. The proposed metal lettering, which is attached directly to the façade masonry, is the same style as the previously existing sign, though the letters are slightly smaller. C. Bachan moved to approve the application as submitted and P. Downey seconded the motion. It was unanimously approved.

3. Minutes:

- The minutes of April 22, 2015 are a transcript with a cover page identifying who was present at the meeting, as well as opening and closing times of the meeting. C. Bachan suggested adding the name of the Village Attorney who was also present at the April 22, 2015 meeting. C. Bachan moved to approve the minutes as amended; P. Downey seconded the motion. The amended minutes were approved unanimously.
- The minutes of April 23, 2015 were reviewed. Several changes were proposed. The following two documents will be attached to the resolution for Butterfield Realty LLC.
 - 1). M. Junjulas's statement read into the record at the May 14, 2015 meeting and
 - 2). The Certificate of Appropriateness for the demolition of the Butterfield Hospital building.

C. Bachan moved to approve the minutes as amended and P. Downey seconded the motion. The amended minutes were approved unanimously.

- The minutes of May 7, 2015 were reviewed and amended. P. Downey moved to accept the minutes as amended and C. Bachan seconded the motion. The amended minutes was approved unanimously.
- The minutes of May 13, 2015 were reviewed and amended. C. Bachan moved to accept the minutes as amended and P. Downey seconded the motion. The amended minutes were approved unanimously.
- The minutes of May 14, 2015 were reviewed and amended. A. Zgolinski recommended tabling the minutes until absent member M. Junjulas approved the summary of his comments as recorded. K. Foley moved to table the minutes until board members review their comments and C. Bachan seconded the motion. The motion was approved unanimously.

K. Foley and C. Bachan submitted their written dissent to the 5/14/15 Butterfield Redevelopment Resolution; they will be attached to the Resolution by the Village Clerk.

4. Correspondence:

- Bill from Putnam County News and Recorder in the amount of \$24.63 dated 5/29/15 for an ad for a regular monthly meeting. Payment of the bill was approved by the Chair.

5. Board Business:

In response to a request from the Mayor and Village Board, K. Foley and C. Bachan are preparing research on escrow fees charged by Historic District Review Boards and Landmark Commissions across New York State. Their findings will be compiled in a memo to be reviewed by the board and submitted to the Trustees. K. Foley suggested that Consulting attorney William Hurst should also make recommendations for fees as he formulates the updated Ordinance Chapter 64.

Several questions have been received by the Village Clerk related to the RFP for the Design Standards Update. C. Bachan will draft responses for the Chair to approve and then provide them to the Clerk for distribution to all RFP respondents.

Also at the Mayor's and Trustees' request, K. Foley drafted HDRB goals for 2015-2016. The board reviewed the draft. C. Bachan moved to approve the draft for submission to the Trustees; P. Downey seconded the motion. It was unanimously approved.

The board discussed shifting the review of signs to the first portion of the HDRB agenda so that applicants do not have to wait for more complicated applications to be reviewed. Members agreed to this change.

K. Foley moved to adjourn; P. Downey seconded the motion and the meeting adjourned at 10:43pm.

Al Zgolinski, Chair

Date